

101.0

0007

0007.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

773,600 / 773,600

USE VALUE:

773,600 / 773,600

ASSESSED:

773,600 / 773,600


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		TOWER RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PATTI LOUIS P & PATRICIA	
Owner 2:	
Owner 3:	
Street 1: 30 TOWER RD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION

This parcel contains 6,452 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Vinyl Exterior and 2316 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6452		Sq. Ft.	Site		0	70.	0.95	5									429,492						429,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6452.000	344,100		429,500	773,600		65556
							GIS Ref
							GIS Ref
							Insp Date
							08/07/18

USER DEFINED

Prior Id # 1:	65556
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:43:00
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
08/29/18	11:16:48
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Parcel ID
2020	101	FV	344,100	0	6,452.	429,500	773,600	773,600	Year End Roll	12/18/2019	101.0-0007-0007.0
2019	101	FV	268,500	0	6,452.	435,600	704,100	704,100	Year End Roll	1/3/2019	
2018	101	FV	268,400	0	6,452.	325,200	593,600	593,600	Year End Roll	12/20/2017	
2017	101	FV	268,400	0	6,452.	294,500	562,900	562,900	Year End Roll	1/3/2017	
2016	101	FV	268,400	0	6,452.	282,200	550,600	550,600	Year End	1/4/2016	
2015	101	FV	261,900	0	6,452.	239,300	501,200	501,200	Year End Roll	12/11/2014	
2014	101	FV	261,900	0	6,452.	227,000	488,900	488,900	Year End Roll	12/16/2013	
2013	101	FV	261,900	0	6,452.	216,000	477,900	477,900		12/13/2012	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1042-63		3/1/1988		195,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2008	1500	Manual	3,400					install wood burni
5/25/1994	306		22,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2018	MEAS&NOTICE	CC	Chris C
12/2/2008	Meas/Inspect	163	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	256	PATRIOT
7/24/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6	- Colonial			Full Bath: 1	Rating: Average													
Sty Ht: 2	- 2 Story			A Bath: 1	Rating: Good													
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average													
Foundation: 1	- Concrete			A 3QBth:	Rating:													
Frame: 1	- Wood			1/2 Bath:	Rating:													
Prime Wall: 4	- Vinyl			A HBth:	Rating:													
Sec Wall:				OthrFix:	Rating:													
Roof Struct: 1	- Gable			OTHER FEATURES														
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average													
Color: WHITE				A Kits:	Rating:													
View / Desir:				Fpl: 1	Rating: Average													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C	- Average			CONDOS INFORMATION														
Year Blt: 1959	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct: G10	Fact: .			Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good			26.4	%	Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall: 2	Functional:				%	Interior:		1	10	4								
Sec Int Wall:	Economic:				%	Additions:												
Partition: T	Special:				%	Kitchen:												
Prim Floors: 3	Override:				%	Baths:												
Sec Floors:				Total: 26.4	%	Plumbing:												
Bsmnt Flr: 12	- Concrete					Electric:												
Subfloor:						Heating:												
Bsmnt Gar:						General:												
Electric: 3	- Typical					CALC SUMMARY				COMPARABLE SALES				SUB AREA				
Insulation: 2	- Typical					Basic \$ / SQ: 125.00		Rate	Parcel ID	Typ	Date	Sale Price						
Int vs Ext:						Size Adj.: 1.10336781												
Heat Fuel: 1	- Oil					Const Adj.: 0.99989998												
Heat Type: 3	- Forced H/W					Adj \$ / SQ: 137.907												
# Heat Sys: 1						Other Features: 99500												
% Heated: 100						Grade Factor: 1.00												
Solar HW: NO						NBHD Inf: 1.00000000												
% Com Wall						NBHD Mod:												
						LUC Factor: 1.00												
						Adj Total: 467476												
						Depreciation: 123414												
						Depreciated Total: 344063												
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:	
SPEC FEATURES/YARD ITEMS																		
PARCEL ID 101.0-0007-0007.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	1	10X12	A	AV	2000	0.00	T	15.2	101						
More: N				Total Yard Items:				Total Special Features:				Total:						